

**Mashpee Planning Board
Minutes of Meeting
September 7, 2016 at 7:00 p.m.
Waquoit Meeting Room, Mashpee Town Hall
Approved 9/21/16**

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, David Weeden, Robert (Rob) Hansen
Also: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer
Absent: David Kooharian

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan, at 7:04 p.m. on Wednesday, September 7, 2016. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—August 3, 2016

MOTION: Mr. Cummings made a motion to accept the minutes. Mr. Balzarini seconded the motion. All voted unanimously.

APPROVAL NOT REQUIRED PLAN

Applicant: Jalbert Realty Trust and Christopher & Lisa Joe

Location: 43 and 47 Monahansett Road

Request: Signature of ANR Plan adjusting side lot lines between lots

Cindy Jalbert was present regarding the ANR request. Mr. Fudala reported that the request was a transfer of land among family, with no change to the frontage. Mr. Rowley confirmed that the request met compliance.

MOTION: Mr. Balzarini made a motion that approval not required. Mr. Cummings seconded the motion. All voted unanimously.

The Chair signed the plan.

PUBLIC HEARING

7:00 Public hearing per MGL Chapter 85, Sections 3A and 3B to change the name of "Fells Circle" to "Fells Pond Circle"

The appointed time having arrived, the Chair read for the record the public notice. Mr. Fudala stated that the request had been submitted by 911 Coordinator, Clay Nicholson. Street signage and the Post Office recognized the street as Fells Pond Circle, although the legal name was Fell's Circle. Ken Nelson spoke on behalf of 30 year resident Martha Gallo, and confirmed that the street signs showed Fells Pond Circle, although GPS was confused and read Fells Circle. Google Maps shows the correct name. Mr. Nelson added that neighbor Alice Borden shared the same feelings regarding the street name change. Mr. Nelson stated the preference that the name be changed to Fells Pond Circle to avoid potential confusion through the Post Office. Mr. Fudala

stated that although the legal name of the road was Fell's Circle, the Post Office uses the name Fell's Pond Circle. Assessors and maps currently utilize the legal name. The Planning Board can legally change the name and all maps would be updated. Residents will be notified by Town Clerk about the name change.

MOTION: Mr. Balzarini made a motion to close the public hearing for the street naming. Mr. Cummings seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to change the road name from Fell's Circle to Fell's Pond Circle. Mr. Cummings seconded the motion. All voted unanimously.

DEFINITIVE SUBDIVISION PLAN

Status of construction schedule for BCDM / Ockway Highlands road work

Matthew Haney was present to provide an update regarding the schedule and reported that their work continued to be held up by Verizon. Mr. Haney stated that he had been advised that Verizon would be unable to remove their equipment before winter, adding that it had been originally placed at the location in June. In order for Mr. Haney to initiate their work in November, Verizon would need to remove their equipment at the end of October. Mr. Haney explained that there was an active line in the roadway. Mr. Haney stated that the shallow line was surrounded by stumps. Mr. Fudala stated that the Board required that no stumps be removed, for erosion control, until the road was ready to be built, adding that the water service lines to the lots also could not be installed without removing stumps. Mr. Rowley will schedule an inspection with the project proponent to view the areas of concern and identify whether an installation would be possible and/or utilize other means to contain the area to allow work to be initiated.

MOTION: Mr. Balzarini made a motion to authorize our engineer to visit the site to meet with the project proponent to devise a plan for overwintering the site. Mr. Cummings seconded the motion. All voted unanimously.

Mr. Virgilio, resident of Blue Castle, expressed concern regarding the Board's decision to allow the road to be partially constructed. Mr. Virgilio stated that the utilities would not be able to place their utilities properly because an incomplete road system was being constructed. Mr. Virgilio added that a coordinated effort was needed with professional workers to complete the project and expressed concern that the project will be delayed through the spring. Mr. Rowley recommended that Mr. Haney contact the utility companies to also meet with them at the site. Mr. Haney indicated that the Water District was all set but that Verizon was an issue. Mr. Haney confirmed that the site was marked and stated that Connie Green was the engineer from Verizon. The issue will be added to the next agenda.

SPECIAL PERMITS

Status of parking facilities at 168 Industrial Drive

Mary Puzio from the Keller Company was present to update the Board on their progress with the parking situation among neighbors. Ms. Puzio announced that a lease was renegotiated that allowed the release of 6 parking spaces in the back parking area. Ms. Puzio also read for the record an email received from CrossFit indicating that there had been no recent parking issues

and they were advising their customers where to park. Ms. Puzio confirmed that there were no other leases with restricted parking. Mr. Fudala referenced the parking plan and recommended that Matt Eddy identify the additional six parking spaces. Mr. Fudala added that there continued to be parking issues with Cape Cod Rehab. Ms. Puzio stated that the parking lot seemed to be at capacity during the hours of 9-10:30 a.m. Mr. Fudala indicated that the current plans did not show existing conditions. There was discussion regarding the three gravel spaces recently approved by the Planning Board. Mr. Rowley recommended that Mr. Eddy visit the site to update the plans. Mr. Fudala inquired whether a new parking plan was needed. The Chair pointed out that customers may need to walk to parking spaces, that they needed to park safely and not destroy the landscaping and supported a new parking plan incorporating the 26 parking spaces. Board members were in agreement.

Decision RE: Public hearing requirement for site plan change at The Village at Willowbend

Jack McElhinney summarized the request. Mr. McElhinney referenced small modifications to the site plan, proposing that two of the approved 4-unit buildings (buildings #62 and #63) become 2-unit buildings, reducing them to one story, along with the relocation of building #46 back slightly from the golf course. Mr. Fudala confirmed that changes only to the site plan could be decided by the Board, provided there would be no major impact to the neighborhood. Mr. Balzarini suggested that the reduction and relocation would be less impactful. Mr. Weeden inquired whether the footprint would remain the same and Mr. McElhinney confirmed that it would.

MOTION: Mr. Balzarini made a motion that a public hearing was not needed. Mr. Cummings seconded the motion. All voted unanimously.

BOARD ITEMS

New Business

Charles Rowley August billings-An invoice was received in the amount of \$290 for regular Planning Board services.

MOTION: Mr. Balzarini made a motion to approve the invoice for Charles Rowley for \$290. Mr. Cummings seconded the motion. All voted unanimously.

The voucher was signed by Planning Board members.

Old Business

Report on Status of Greenway Project-The Chair reported that Mr. Rowley had drafted a scope of work for an engineering RFP for the design and oversight of the Quashnet River crossing. Mr. Rowley indicated that he had not yet received any comments. Mr. Weeden requested additional information about the trail location. Mr. Fudala confirmed that the trail had been laid out by GPS with Mr. Ferronti, Mr. McManus and him and will provide the map to Mr. Weeden. The Chair will forward the Greenways brochure to Mr. Weeden. Mr. Rowley confirmed that the RFP would focus on the river crossing. There was further discussion regarding the site. Mr. Fudala reported that he was drafting a memo for the Board of Selectmen for review and Mashpee license agreement signature on the 12th.

Design Review Committee-No update

Community Preservation Committee-Meeting September 13

Environmental Oversight Committee- No update

Historic District Commission-No update

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No update

Cape Cod Commission-The Chair requested that updates from the Cape Cod Commission be added to the agenda.

CORRESPONDENCE

- February 2016 Discharge Monitoring Report for South Cape Market Place N=6.1
- March 2016 Discharge Monitoring Report for South Cape Market Place N=3.3
- April 2016 Discharge Monitoring Report for South Cape Market Place N=5
- May 2016 Discharge Monitoring Report for South Cape Market Place N=6.7
- June 2016 Discharge Monitoring Report for South Cape Market Place N=5.8
- July 2016 Discharge Monitoring Report for South Cape Market Place N=6.5
- Upcoming election
- Yarmouth Age Friendly Programming
- Northbridge Assisted Living Sidewalk Memo and Plan

WATERWAYS LICENSES

-ENF for Timothy Leedham, Trustee, Osprey Island Nominee Trust, 71 Monomoscoy Road, upgrade existing pier, licensing existing bulkhead and placing 3 cubic yards of beach nourishment on Hamblin's Pond

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Cummings seconded the motion. All voted unanimously. The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Approval Not Required Plan of Land at Monahansett Road
- July 26 Memo from Clayson Nicholson Re: Fells Circle Request
- Proposed Road Construction Schedule for BCDM/Ockway Highlands Road Work
- Rocasuba Inc. Letter to Keller Company, Inc.
- Mashpee Industrial Park Parking Plan
- Village at Willowbend Master Layout Plan
- Village at Willowbend Layout and Materials Plan
- Northbridge Companies Sidewalk Plan